

## **EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN**

February 19, 2016

To: All Interested Agencies, Groups & Individuals

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This is to give notice that the New Jersey Department of Community Affairs (DCA) has determined that the following proposed action under the Neighborhood Enhancement Program (NEP) Program, developed by the state to help stabilize deteriorating neighborhoods where decline is accelerated by damage caused by Superstorm Sandy, is located in the 100-year floodplain. DCA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and analyzing the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

### **Project Description**

Application ID number: NEP0289

The proposed project contains the following two sites in Toms River Township, New Jersey:

23 Longman Street, Toms River, New Jersey 08753

The project will consist of the rehabilitation and elevation of the single-unit residence at the above address. Depending upon determinations from the township, the residence may be demolished and reconstructed instead of rehabilitated. Following rehabilitation, this home will provide affordable rental housing opportunities for households whose income is at or below 80 percent of the area median income. According to tax records, the property is 0.17 acres, which is entirely located within the AE (Base Flood Elevations determined) Flood Zone, as indicated on Flood Insurance Rate Map (FIRM) Panel 213 of 611 no. 34029C0213F, revised September 29, 2006. The scope of work involves elevation of the home above the floodplain; therefore, no adverse impacts to the floodplain are anticipated.

524 Parkside Avenue, Toms River, New Jersey 08753

The project will consist of the rehabilitation and elevation of the single-unit residence at the above address. Following rehabilitation, this home will provide affordable rental housing opportunities for households whose income is at or below 80 percent of the area median income. According to tax records, the property is 0.138 acres, which is entirely located within the AE (Base Flood Elevations determined) Flood Zone, as indicated on Flood Insurance Rate Map (FIRM) Panel 309 of 611 no. 34029C0309F, revised September 29, 2006. The scope of work involves elevation of the home above the floodplain; therefore, no adverse impacts to the floodplain are anticipated.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. Commenters are encouraged to offer alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by DCA on or before March 7, 2016, or fifteen (15) days from the actual date of publication, whichever is later. DCA encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper to: Laura Shea, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800.

Commissioner Charles A. Richman  
New Jersey Department of Community Affairs